026.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,024,800 / 1,024,800
					USE VALUE:	1,024,800 / 1,024,800
					ASSESSED:	1,024,800 / 1,024,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COSCIA ALAN M		
Owner 2:			
Owner 3:			
Street 1:	47 CLEVELAND ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	COSCIA EMANUEL/JOSEPHINE -
Owner 2:	GRAY R.ESQ/HARRINGTON S/TRS -
Street 1:	47 CLEVELAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Wood Shingle Exterior and 2877 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	564,100	4,700	456,000	1,024,800
Total Card	0.115	564,100	4,700	456,000	1,024,800
Total Parcel	0.115	564,100	4,700	456,000	1,024,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.20 | /Parcel: 356.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 17314

GIS Ref

GIS Ref

Insp Date 03/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	564,000	4700	5,000.	456,000	1,024,700	1,024,700	Year End Roll	12/18/2019
2019	104	FV	414,400	4700	5,000.	484,500	903,600	903,600	Year End Roll	1/3/2019
2018	104	FV	448,300	4700	5,000.	353,400	806,400	806,400	Year End Roll	12/20/2017
2017	104	FV	210,200	4700	5,000.	307,800	522,700	522,700	Year End Roll	1/3/2017
2016	104	FV	339,700	4700	5,000.	262,200	606,600	606,600	Year End	1/4/2016
2015	104	FV	302,200	4700	5,000.	256,500	563,400	563,400	Year End Roll	12/11/2014
2014	104	FV	302,200	4700	5,000.	210,900	517,800	517,800	Year End Roll	12/16/2013
2013	104	FV	314,600	4700	5,000.	200,600	519,900	519,900		12/13/2012

!2121!

PRINT

Date	Time
12/10/20	17:36:52

LAST REV

Date	Time
03/07/18	08:27:05

apro

2121

USER DEFINED

Prior Id # 1:	17314
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSCIA EMANUEL/	69502-78		6/27/2017	Convenience		No	No		Emanuel Coscia d.o.d. 11/17/2010 bk 69502 pg
COSCIA EMANUEL	49492-331		5/24/2007	Family	1	No	No		
	11713-441		7/23/1969		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2016	275	Redo Kit	60,000					remod Kitch and ba

ACTIVITY INFORMATION

Date	Result	By	Name
3/5/2018	Inspected	PT	Paul T
9/13/2016	Entry Denied	DGM	D Mann
7/7/2016	Meas/Inspect	DGM	D Mann
7/7/2016	Permit Visit	DGM	D Mann
4/23/2009	Measured	372	PATRIOT
4/27/2000	Inspected	264	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	263	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01496351
Const Adj.:	1.00969899
Adj $ / SQ:	174.217
Other Features:	122000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	692945
Depreciation:	128888
Depreciated Total:	564057

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	5	2	
Totals			
2	13	6	

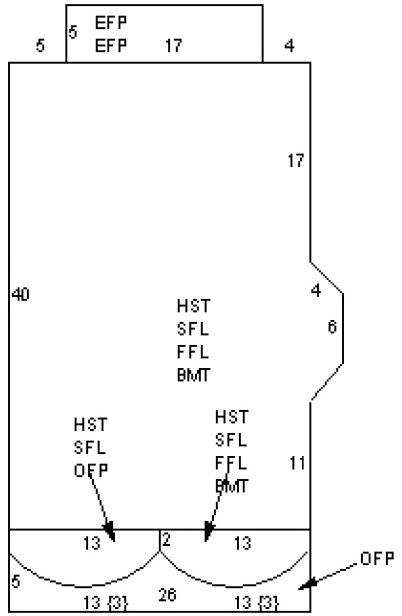
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.22
Special Features:	0	Val/Su Net:	131.34
Final Total:	564100	Val/Su SzAd	196.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,172	174.220	204,183
BMT	Basement	1,119	52.270	58,485
FFL	First Floor	1,119	174.220	194,949
HST	Half Story	586	174.220	102,091
EFP	Enclos Porch	170	43.660	7,422
OFP	Open Porch	129	29.570	3,815

Net Sketched Area:	4,295			Total:	570,945
Size Ad	2877	Gross Are	4881	FinArea	2877

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1911	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc